

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

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Date: July 10, 2008

To: 2008 Low Income Housing Tax Credit Stakeholders

From: William J. Pavão, Executive Director

Subject: Pre-Qualification - General Partner/Management Company Experience Points

The California Tax Credit Allocation Committee (TCAC) is pleased to announce the process for pre-qualification of General Partner and/or Management Company experience used by applicants to receive points in the 9 percent (9%) and 4 percent (4%) plus State credits competitions. This new process will streamline that portion of the application and reduce the application size.

Effective immediately, applicants will have two methods for garnering points in the General Partner and/or Management Company experience categories as follows:

1. Applicants may submit complete General Partner and Management Company Experience documentation within the application as in past funding rounds; or
2. Applicants may use the TCAC "Pre-Qualified" lists posted on the TCAC website at www.treasurer.ca.gov/ctcac along with the documents described later in this memo and in the application;

Method 1: Submit All Documentation with Application

Applicants may continue to submit all required documentation with the application as in prior years. Follow the directions in the application.

Method 2: Pre-Qualified List:

Pre-Qualified List

For the 2008 funding rounds and beyond, TCAC will maintain a library of the documents used by applicants to receive full points under General Partner or Management Company experience and include them on a "Pre-Qualified" list. TCAC has identified those applicants who obtained the maximum General Partner experience points (6) and Management

Company points (3) in the second round of 2007 to create the initial list. The list has been updated to include the applicants who obtained the maximum General Partner experience points (6) and Management Company points (3) in the first round of 2008 (attached). The list will continue to be updated after each round to include General Partners and Management Companies that receive full points during the funding round and were not on the prior list.

If the applicant General Partner is on the TCAC “Pre-Qualified General Partner” list no documentation is needed prior to application submittal. The applicant must indicate that the General Partner is pre approved in the appropriate section of the application (Points Section B) and submit a current Certified Public Accountant (CPA) certification per the application instructions. **Make sure the CPA certification references the projects to which the general partner garnered the maximum points for.**

Additionally, if the Management Company is on the TCAC “Pre-Qualified Management Company” list, no documentation is needed prior to application submittal. The applicant must indicate that the Management Company is pre approved in the appropriate section of the application (Points Section B) and submit an executed and current copy of the Management Company contract for the current project.

If you have any questions, please contact TCAC Program Analyst Gina Ferguson at (916) 651-7707.

General Partner	Experience Points
A.F. Evans Company, Inc.	6
Advanced Development & Investment, Inc.	6
Affirmed Housing Group	6
AIMCO Equity Services, Inc.	6
AOF/Pacific Affordable Housing Corporation	6
Avenida Espana HDC, Inc.	6
Better Opportunity Builder, Inc.	6
Beyond Shelter Housing Development Corporation	6
BRIDGE Housing Corporation	6
Burbank Housing Development Corporation	6
Cascade Housing Association	6
Central Valley Coalition for Affordable Housing	6
Chelsea Investment Corporation	6
CHISPA	6
Cloudbreak Inglewood, LLC	6
Coachella Valley Housing Coalition	6
Community Revitalization & Development Corp.	6
CORE Affordable Housing, LLC	6
Corporation for Better Housing	6
Cyrus Youssefi, individually	6
David Rutledge	6
Dawson Holdings, Inc.	6
EAH, Inc.	6
East Bay Asian Local Development Corporation	6
First Community Housing	6
Foundation for Affordable Housing	6
Foundation for Affordable Housing II	6
Foundation for Affordable Housing V	6
Golden Empire Affordable Housing, Inc.	6
Housing Alternatives, Inc.	6
Housing Authority of the City of Fresno	6
Housing Authority, LLC, an affiliate of the Housing Authority of the County of Monterey	6
Housing Corporation of America	6
Jamboree Housing	6
LA Community Design Center	6
LA Housing Partnership, Inc.	6
Las Palmas Foundation	6
Las Palmas Housing & Development Corporation	6
LINC Housing Corporation	6
Los Angeles Community Design Center	6
Maria Cabildo	6
MBA Development Corp.	6
Mercy Housing West	6
Mid-Peninsula Housing Coalition	6
National Community Renaissance of California	6
Opportunity Builders	6
Phoenix Realty Group, LLC	6

General Partner	Experience Points
Polis Properties I, LLC	6
Resources for Community Development	6
Roope, LLC	6
Santa Barbara Housing Assistance Corporation	6
Self Help Enterprises	6
Skid Row Housing Trust	6
Southern California Housing Development Corporation of Orange	6
Southern California Housing Development Corporation of the Inland Empire	6
SRO Housing Corporation	6
TELACU Homes, Inc.	6
The John Stewart Company	6
The Related Companies	6
Thomas Safran	6
W.O.R.K.S.	6
Wakeland Housing Development	6
Watts Labor Community Action Committee	6
Western Community Housing	6
William E. Szymczak	6
Willow Partners, LLC	6

Management Company	Experience Points
AWI Management Corporation - Tina Williams (formerly of The CBM Group, Inc.)	3
AWI Management Corporation as CBM Group	3
Barker Management, Inc.	3
Beacon Property Management	3
Beyond Shelter Housing Development Corporation	3
Brackenhoff Management, Inc.	3
BRIDGE Property Management Company	3
Buckingham Property Management	3
Burbank Housing Management Corporation	3
Cantwell-Anderson, Inc.	3
CFY Development, Inc.	3
Charities Housing Development Corp.	3
CHISPA Management	3
CIC Management, Inc.	3
Community Housing Management Services	3
ConAm Management Corporation	3
D & K Asset Management, Inc.	3
Design Center Housing Services	3
East Bay Asian Local Development Corporation	3
Evans Property Management, Inc.	3
FPI Management, Inc.	3
GSF Properties, Inc.	3
HDSI Management, Inc.	3
Housing Authority of the County of Kern	3
Housing Authority of the County of Monterey	3
Housing Authority of the County of Tulare	3
Hyder & Co.	3
Infinity Management	3
Ironwood Management	3
Jon Berkely Management	3
Living Opportunities Management Company (LOMCO)	3
McCormack Baron Ragan Management	3
Mercy Services Corporation	3
Mid-Peninsula Housing Management	3
National Community Renaissance of California	3
National CORE	3
NHPMN Management, L.P.	3
Pacific West Management	3
Preservation Partners Management Group, Inc.	3
Professional Apartment Management, Inc.	3
Professional Property Management, LLC	3
Property Management, Inc.	3
Related Management	3

Management Company	Experience Points
Richman Property Services, Inc. (formerly WRMC, Inc.)	3
Self Help Enterprises	3
Simpson Property Group LP	3
Skid Row Housing Trust Property Management	3
Solari Enterprises, Inc.	3
Soledad Local Development Corporation	3
SRO Housing Corporation	3
Tenderloin Neighborhood Development Corporation	3
The CBM Group	3
The John Stewart Company	3
Thomas Safran and Associates Inc.	3
Western Senior Housing, Inc.	3
WNC Management, Inc.	3